

A REQUEST FOR MODIFICATION OF DEVELOPMENT
PERFORMANCE STANDARDS BY CHRISTOPHER COMPANIES AT

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)



CHRISTOPHER
COMPANIES

QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

REQUEST FOR MODIFICATION DETAILS

- Christopher at Millville, LLC requests relief in the form of a modification of the approved Millville by the Sea Development Performance Standards: specifically, Section IV, B. (3) e. and (4) in order to allow construction of the new 54 homes proposed for the Seabreeze Village neighborhood, otherwise known as Village 8

Town of Millville Planning and Zoning Commission

March 4, 2020

C/O Town of Millville

36404 Club House Road

Millville, DE 19967

Re: Millville by the Sea, Seabreeze Village (aka Village 8)

Request for modification of Development Performance Standards

Dear Commissioners,

Christopher at Millville, LLC requests relief in the form of a modification of the approved Millville by the Sea Development Performance Standards, specifically section IV, B. (3) e. and (4) in order to allow construction of the 54 new homes proposed for the Seabreeze Village neighborhood, otherwise known as Village 8.

History –

Seabreeze Village is a proposed neighborhood within the Millville by the Sea master planned community and falls under the jurisdiction of the Town of Millville. The area designated for this Village appears on the most recently adopted masterplan for the community dated March 22, 2019 and is identified on the plan as "Village 8".

The development plans for Village 8 have received preliminary plan approval from Town Council and are currently under final review.

Development is anticipated to commence late in the Spring of 2020.

Request –

The applicant requests that the Town modify the currently adopted Development Standards to allow for construction of the proposed architecture to proceed:

Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e. which currently states "15 feet min. side yard setback with 30 feet min. between buildings."

Applicant requests that this language be modified to read "15 feet min. side yard setback for main building structure, with allowable encroachment of unenclosed porches up to 5.5' and with 30 feet min. maintained between main building walls. "

And,



CHRISTOPHER
COMPANIES

QUALITY BY DESIGN

PORTIONS OF DEVELOPMENT PERFORMANCE STANDARDS FOR MODIFICATION REQUEST

Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e.

- (3) The following setbacks are to be applied for single-family attached lots:
- a. 10 feet min. front yard setback to face of principal structure.
 - b. 20 feet min. setback to face of front-loaded attached garage.
 - c. 10 feet min. setback to face of side-loaded attached garage; sufficient driveway dimensions should be provided to ensure compliance with item (6) below; side-loaded garages may have shared driveways.
 - d. 5 feet or 20 feet setback to face of rear-loaded garage.
 - e. 15 feet min. side yard setback with 30 feet min. between buildings.
 - f. 20 feet min. rear yard setback when units are oriented back-to-back; 10 feet min. rear yard setback when a unit is adjacent to open space.

Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (4)

- (4) Open porches will be allowed to encroach 5 feet into the front yard setback and 5 feet into the rear yard setback. Open porches and significant architectural projections may not encroach into the side yard setback. Minor architectural projections such as roof overhangs, chimneys, cornices and gutters may encroach into the front, rear and side yard setbacks, not to exceed 18 inches.

PICTURE PORTION W/ SECTION 4



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REQUEST FOR MODIFICATION DETAILS

- Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (3) e. currently states:
 - **"15 feet min. side yard setback with 30 feet min. between buildings."**
- Applicant request
 - **"15 feet min. side yard setback for main building structure, with allowable encroachment of unenclosed porches up to 5.5' and with 30 feet min. maintained between main building walls."**



REQUEST FOR MODIFICATION DETAILS

- Section VI. Performance Standards for Planned lot and District Types, B. Single-family Attached (4) currently states:
 - **"Open porches and significant architectural projections may not encroach into the side yard setback"**
- Applicant request
 - **"Open porches under 50 square feet in area may encroach up to 5'-6" into side yard setback. Minor projections, such as bay windows, may encroach up to 2'-6" into the side yard setback. Significant architectural projections may not encroach into the side yard setback"**



JUSTIFICATION

- Seabreeze Village offers the first opportunity to offer a “villa” styled product in the Millville by the Sea community.
- The only attached product offered in the community previously consisted of the 20’ and 22’ wide 3-story conventional townhomes which were offered in the initial phase the community
- These homes, located on the east side of Substation Road, were completed and occupied in 2008 – 2012
- The new villa style product is designed to offer a more affordable price point and a different lifestyle from the single-family detached homes currently offered in the community

JUSTIFICATION

- The side-entry design is proposed to lend itself to a more aesthetically pleasing street scape and allows for an additional measure of privacy for the homeowners
- The side-entry porches also allow for a more attractive side elevation for the homes.
- The porches are proposed to be covered, with a column supported roof above to protect occupants and visitors from the elements. They will not be enclosed on the sides in any way
- The entry porches are proposed to be 8'-0" in width and will extend into the side yard a total of 5'



JUSTIFICATION

➤ See attached exhibits

- "A" for the proposed plan view
- "B" for the proposed front elevation
- "C" for the proposed side elevation
- "D" for the proximity of the homes from a site-plan perspective

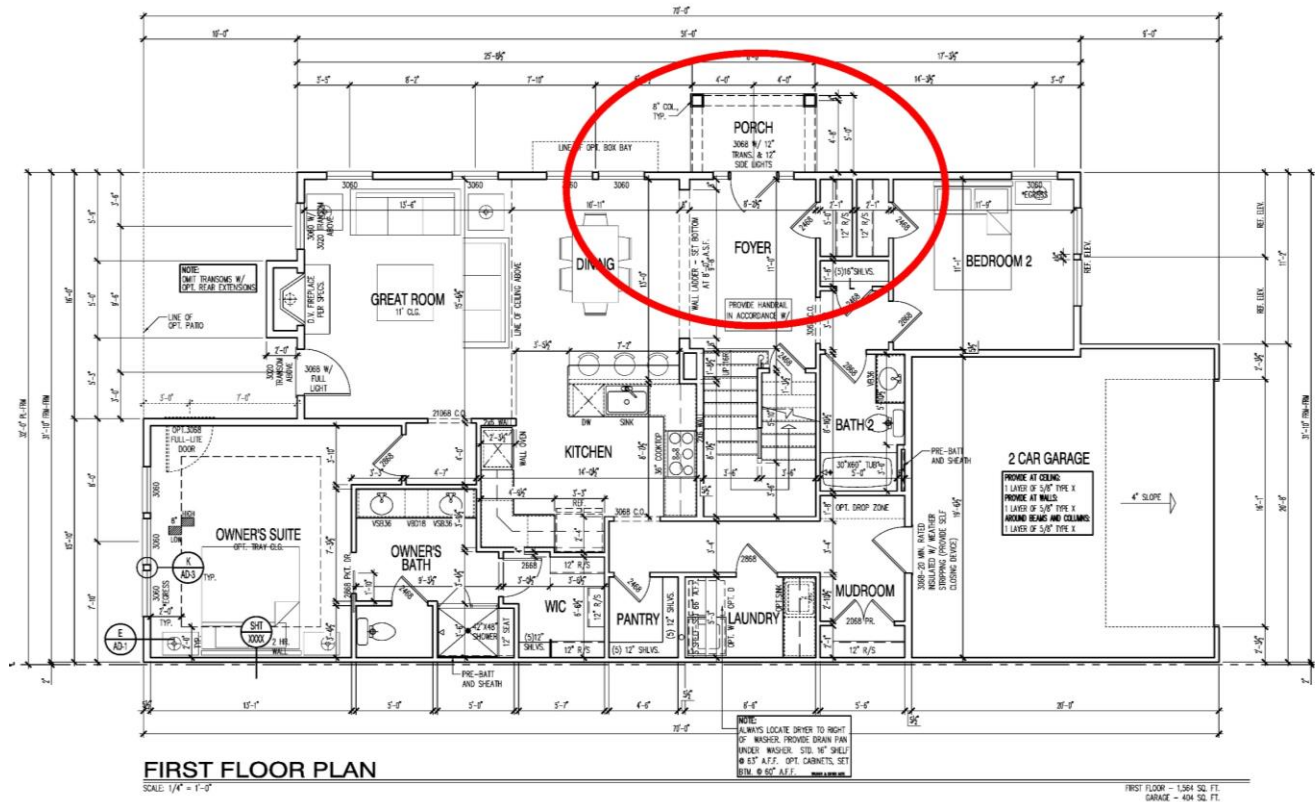


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SEABREEZE VILLAGE (VILLAGE 8)

➤ Exhibit "A" proposed plan view



MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

- Exhibit "B" proposed front elevation



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MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

- Exhibit "C" proposed side elevation



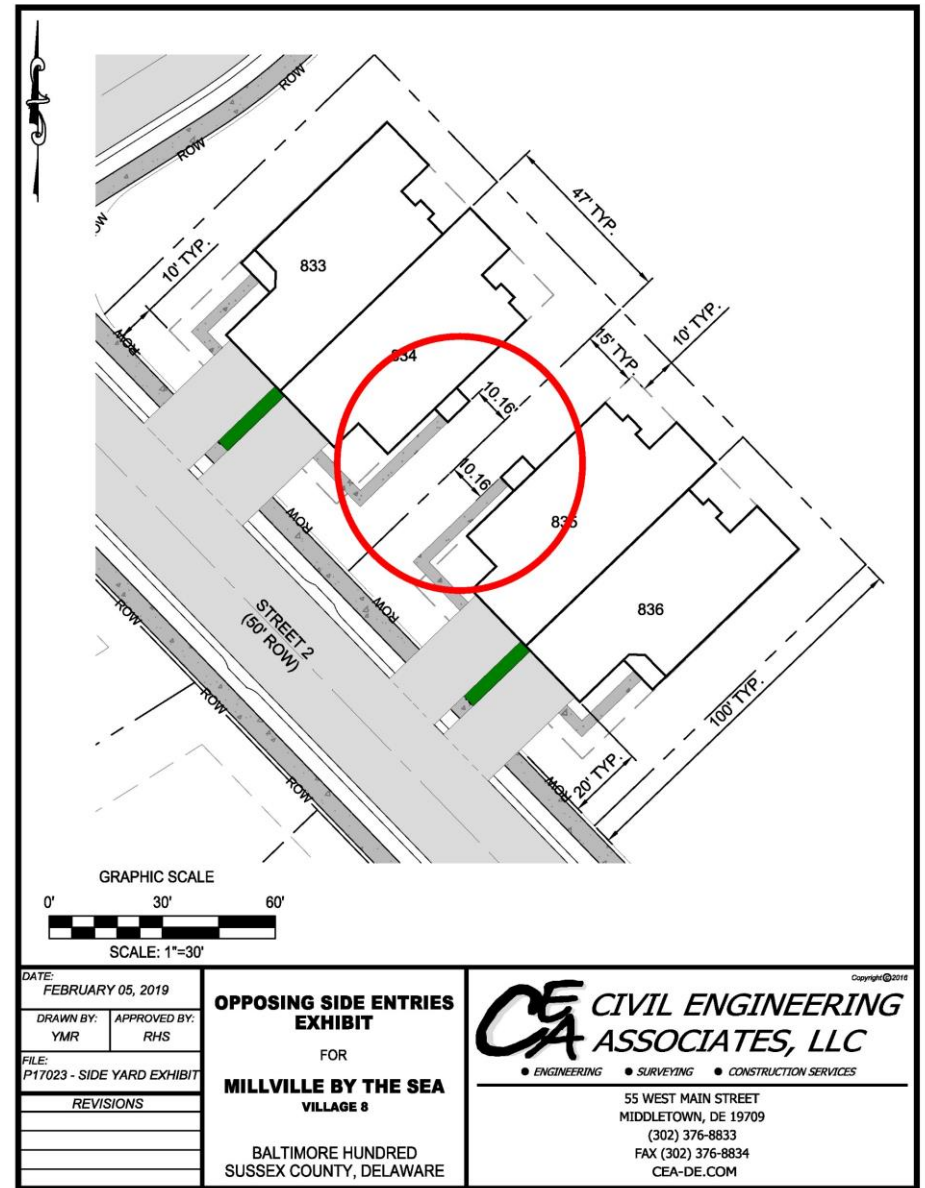
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MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

➤ Exhibit "D" site plan



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MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SIDEYARD SETBACKS

- Side yard setbacks adhered to in recent sections of the community are as follows:

PHASE	2B2N	SEA STAR VILLAGE PH 2	VILLAGE 8
REQUIRED SIDE YARD	5'	7'	15'
MINIMUM BETWEEN HOMES	10'	14'	30'



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SEABREEZE VILLAGE (VILLAGE 8)

*SIDEYARD SETBACKS – SOME REPRESENTATIVE EXAMPLES:******

2B2NORTH	LOTS 1/2	Minimum 10'	Actual 16'	Exhibit "E"
2B2NORTH	LOTS 11/12	Minimum 10'	Actual 11.3'	Exhibit "F"
2B2NORTH	LOTS 27/28	Minimum 10'	Actual 14'	Exhibit "G"
SEA STAR VILLAGE	LOTS 546/547	Minimum 14'	Actual 15'	Exhibit "H"
SEA STAR VILLAGE	LOTS 596/597	Minimum 14'	Actual 15.3'	Exhibit "I"
VILLAGE 8	LOTS 834/835	Minimum 30'	Actual 20.32'	Exhibit "J"



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MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 1/2

Minimum 10'

Actual 16'

Exhibit "E"

Lot 2

SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC
32967 ROXANA ROAD
MILLVILLE, DE 19967

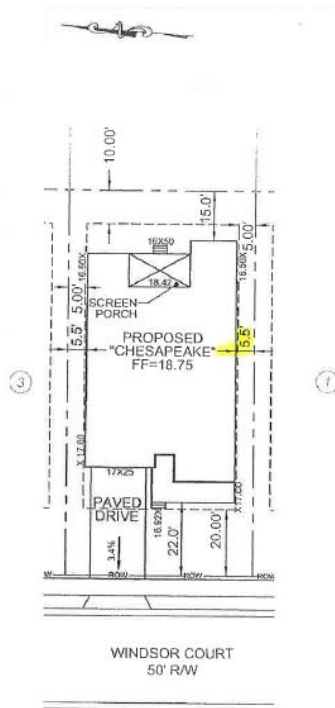
BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

TAX PARCEL ID: 134-16.00-2325
DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 10 FEET

HOUSE MODEL: CHESAPEAKE ELEV. 3 W/ STONE
OPT. LOFT, OPT. SCREEN PORCH,
OUTDOOR SHOWER, LOFT STORAGE,
OPT. FIREPLACE

POSITION: PER PLAN



Lot 1

SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC
32967 ROXANA ROAD
MILLVILLE, DE 19967

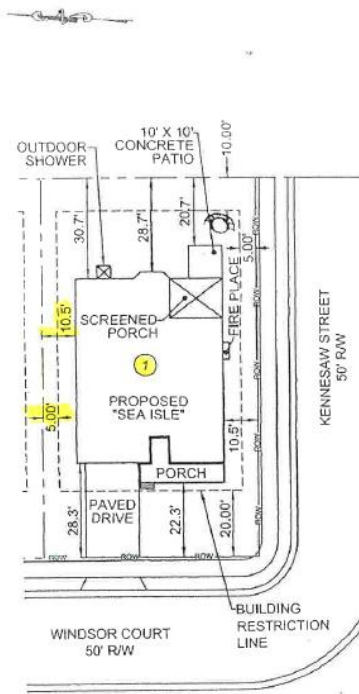
BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

TAX PARCEL ID: 134-16.00-2324
DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:
FRONT YARD: 10 FEET
SIDE YARD: 5 FEET
REAR YARD: 20 FEET

HOUSE MODEL: SEA ISLE ELEVATION #3 W/
OPT. LOFT, OPT. SCREEN PORCH,
OUTDOOR SHOWER, LUXURY OWNER
BATH, 10' X 10' CONCRETE PATIO &
FIREPLACE

POSITION: REVERSE OF PLAN



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MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 1/2

Minimum 10'

Actual 16'

Exhibit "E"



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QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 11/12

Minimum 10'

Actual 11.3'

Exhibit "F"

SITE DATA:

OWNER: MILLVILLE SEASIDE PROPERTIES, LLC
32967 ROXANA ROAD
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

TAX PARCEL ID: 1-34-16.00-2137

DEED REFERENCE: PLOT BOOK 117, PAGE 42

ZONING SETBACKS:

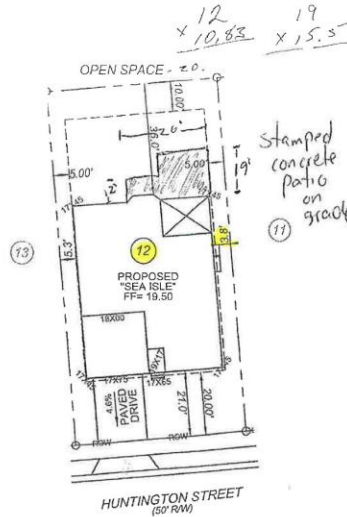
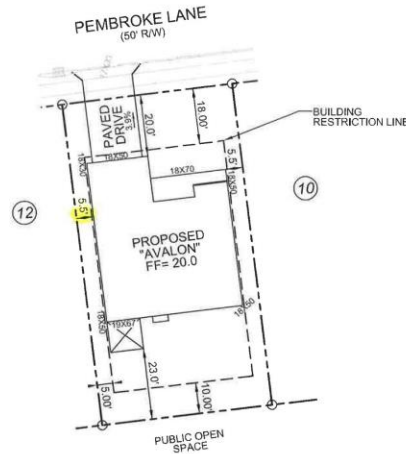
FRONT YARD: 20 FEET

SIDE YARD: 5 FEET

REAR YARD: 10 FEET

HOUSE MODEL: AVALON, ELEV. #2 W/ SCREEN PORCH, LOFT
FIREPLACE & IRRIGATION SYSTEM.

POSITION: PER PLAN



SITE DATA:

OWNER: MILLVILLE SEASIDE PROPERTIES, LLC
32967 ROXANA ROAD
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

TAX PARCEL ID: 1-34-16.00-2335

DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:

FRONT YARD: 20 FEET

SIDE YARD: 5 FEET

REAR YARD: 10 FEET

HOUSE MODEL: SEA ISLE ELEV. 1 W/ OPT. LOFT, OPT.
FIREPLACE, OPT. SCREEN PORCH, OPERABLE WINDOWS IN
UNFINISHED LOFT STORAGE

POSITION: REVERSE OF PLAN

12/13/2014
Ref 2 R 14/6/14



CHRISTOPHER
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QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 11/12

Minimum 10'

Actual 11.3'

Exhibit "F"



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QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 27/28

Minimum 10'

Actual 14'

Exhibit "G"



SITE DATA:

OWNER: DAVID E. CARR AND LISA D. CARR

ADDRESS: 24620 PARK VIEW STREET
MILLVILLE, DE 19967

TAX PARCEL ID: 1-34-16.00-2350.00

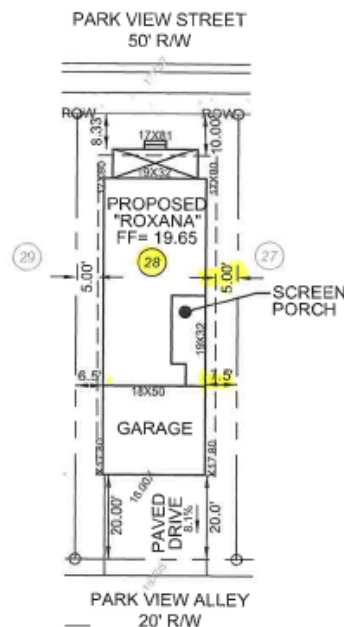
DEED REFERENCE: PLOT BOOK 182, PAGE 71

TOTAL AREA: 4,028 S.F.± (0.09 AC.±)

ZONING: MPC
(TOWN OF MILLVILLE)

BUILDING SETBACKS:
FRONT - 20 FEET
SIDE - 5 FEET
REAR - 10 FEET

⊗ IRON PIN TO BE SET (4)



SITE DATA:

OWNER: MILLVILLE SEASIDE PROPERTIES, LLC
32967 ROXANA ROAD
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

TAX PARCEL ID: 1-34-16.00-2351

DEED REFERENCE: PLOT BOOK 182, PAGE 71-74

ZONING SETBACKS:

FRONT YARD: 10 FEET

SIDE YARD: 5 FEET

REAR YARD: 20 FEET

HOUSE MODEL: ROXANA ELEVATION W/
ALTERNATE LOWER LEVEL,
SCREEN PORCH, OAK STAIRS

POSITION: PER PLAN



CHRISTOPHER
COMPANIES

QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

2B2NORTH

LOTS 27/28

Minimum 10'

Actual 14'

Exhibit "G"

Lot 27

Lot 28



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QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 546/547

Minimum 14'

Actual 15'

Exhibit "H"

SITE DATA:

OWNER: CHRISTOPHER AT MILLVILLE, LLC
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

ADDRESS: 36056 HUNTINGTON STREET
MILLVILLE, DE 19967

TAX PARCEL ID: T.P # 134-15.00-155.00

INSTRUMENT #: P.B. 243, P. 25

TOTAL AREA: 7,245.6 S.F. ± (0.17 AC. ±)

BUILDING SETBACKS:

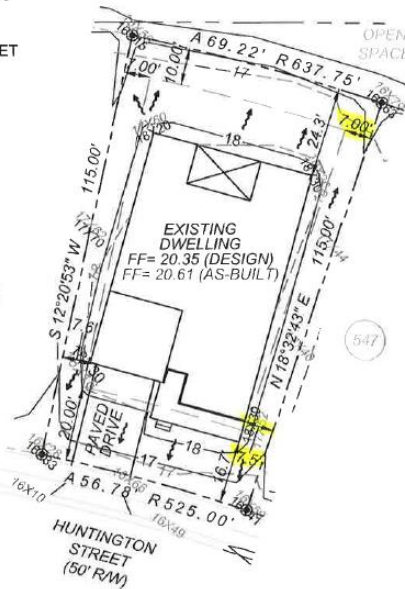
FRONT/STREET YARD - 20 FEET
SIDE YARD - 7 FEET
REAR YARD - 10 FEET

● IRON PIN SET (4)

REVIEWED FOR DRAINAGE
COMPLIANCE

GMB

By Andrew J. Lyons, Jr., P.E. On Nov 04, 2019



SITE DATA:

OWNER: MILLEVILLE SEASIDE PROPERTIES, LLC
32967 ROXANA ROAD
MILLVILLE, DE 19967

BUILDER: CHRISTOPHER COMPANIES
10461 WHITE GRANITE DR. # 103
OAKTON, VA 22124

ADDRESS: 36048 HUNTINGTON STREET
MILLVILLE, DE 19967

TAX PARCEL ID: T.P # 134-15.00-156.00

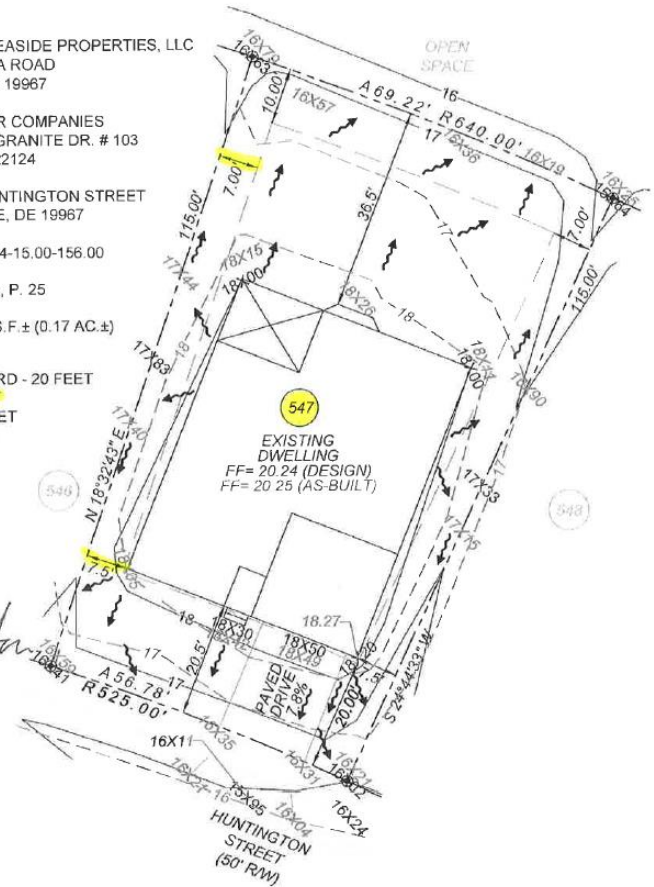
INSTRUMENT #: P.B. 243, P. 25

TOTAL AREA: 7,245.4 S.F. ± (0.17 AC. ±)

BUILDING SETBACKS:

FRONT/STREET YARD - 20 FEET
SIDE YARD - 7 FEET
REAR YARD - 10 FEET

● IRON PIN SET (4)



CHRISTOPHER
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QUALITY BY DESIGN

MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 546/547

Minimum 14'

Actual 15'

Exhibit "H"



CHRISTOPHER
COMPANIES

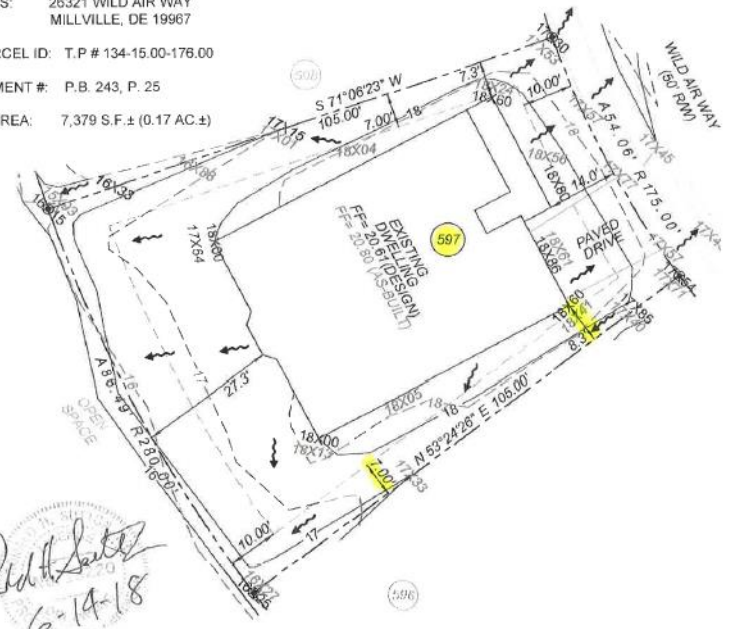
QUALITY BY DESIGN

SEABREEZE VILLAGE (VILLAGE 8)

LOTS 596/597

Actual 15.3'

Exhibit “I”



MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

SEA STAR VILLAGE

LOTS 596/597

Minimum 14'

Actual 15.3'

Exhibit "I"



CHRISTOPHER
COMPANIES

QUALITY BY DESIGN

MILLVILLE BY THE SEA

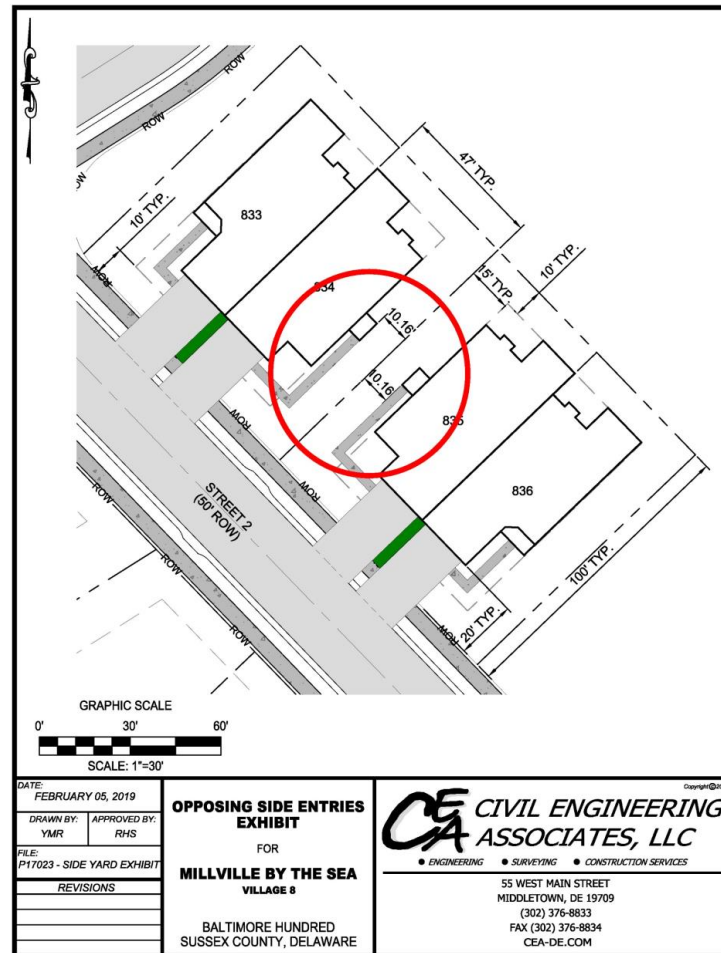
SEABREEZE VILLAGE (VILLAGE 8)

VILLAGE 8

LOTS 834/835

Minimum 30'

Actual 20.32'



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PRIVATE ENTRY WALK IN SIDE YARD

- An additional issue raised by the proposed architecture was addressed by Town Council's unanimous approval of ordinance 20-08 on 2/12/20.
- This action, though not precipitated by this request, will remove the walkway concern as an obstacle to approval of this request



MILLVILLE BY THE SEA

SEABREEZE VILLAGE (VILLAGE 8)

IN SUMMARY

- Under the circumstances and for the reasons noted in this presentation, Christopher at Millville respectfully requests approval of its request to modify Sections VI, B (3) e. and (4) of the approved Development Performance Standards for the exclusive benefit of Village 8, Millville by the Sea.

THANK YOU



CHRISTOPHER
COMPANIES

QUALITY BY DESIGN